

**Foxborough Planning Board
Meeting Minutes
December 3, 2015
McGinty Meeting Room**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, John Rhoads, Ron Bressé and Gary Whitehouse

Members Absent: None

Also Present: Staff Planner Gaby Jordan, Planning Director Paige Duncan

Welcome New Planning Director

Mr. Weinfeld welcomed Paige Duncan to the meeting as the new Planning Director, she started this week.

2016 Meeting Calendar

The Board reviewed the calendar for FY16, the meetings will now be held at the Media Center of the High School as the Library did not have all the dates available for next year.

Active Subdivisions

Mr. Mullaney is concerned with the King Townhouses, they were paving recently and stopped when they ran out and have never finished. Mr. Mullaney would like to request that the Building Commissioner not issue any more permits to Mr. King until the paving is complete.

Minutes

The Board reviewed the minutes of October 15, 2015 and October 22, 2015. The minutes of August 13, 2015 will be reviewed at a future date.

A motion to approve the minutes of October 15, 2015 as amended was made by Mr. Grieder and seconded by Mr. Rhoads. The motion carried 6-0-0.

A motion to approve the minutes of October 22, 2015 as amended was made by Mr. Grieder and seconded by Mr. Rhoads. The motion carried 6-0-0.

FY17 Budget

The FY17 Budget is due tomorrow, it will be submitted as level funded with the only change being for fuel for the newly acquired floater vehicle, that amount will be taken from secretarial services. The Board reviewed the draft budget that was prepared.

A motion to approve the FY17 budget as presented and revised was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 6-0-0.

The Homes at 161 Chestnut Street

Mr. Weinfeld recused himself from this discussion as he owns abutting land. The Board reviewed the draft decision that had been prepared.

A motion to approve the Special Permit as amended for JBC Realty LLC to construct “The Homes at 161 Chestnut Street” was made by Mr. Greene and seconded by Mr. Whitehouse. The motion carried 5-0-0.

Continued Public Hearing – Special Permit/Site Plan Review Foxfield Plaza – 369 Central Street – FM Partners, LLC

Atty. Frank Spillane, Engineer Eric Preve and Developer Jeff Saletin were present. Atty. Spillane explained that minor changes to the plans were made as a result of the Conservation hearings and Mass DOT requested changes.

The Board questioned the design of the intersection. Mr. Saletin stated that they looked at options for the whole site, including the intersection being signalized or constructing a roundabout. They did look at the cost of constructing a roundabout, it would be from \$450,000 and up.

Mr. Preve stated that they met with MassDot five times about the intersection; MassDOT told them the intersection didn’t need to be changed. Mr. Preve explained that they proposed islands, lane striping, a four way stop or red flashers and the state said none of those changes were necessary. They cannot afford the cost of a roundabout at this time. They would pay for four stop signs, islands, slip lane construction, etc. They would also pay for the design through the construction drawings of a roundabout in the first six months by June 30, 2016. Mr. Saletin suggests that the town work with the state representative to get grants, etc. to look into funding for this.

Mr. Weinfeld stated that the Board is in favor of this project but is disappointed that there will be no substantive improvements at the intersection.

Mr. Grieder stated that he called Atty. Spillane and informed him that he couldn’t support the submitted traffic plan, their initial discussion with the Board included signalization. Representative Barrows stated that a roundabout was not even presented to MassDOT. Mr. Grieder feels that the current flashing lights do nothing at the intersection and it is a very dangerous situation.

Mr. Saletin stated that the land has been purchased but his corporation can only absorb so much of the costs.

Mr. Preve explained the four way stop that they proposed to MassDOT; they were told that there are no other stop signs on a state highway in the state.

Mr. Gordon is agreeable to having them fund the cost of the roundabout design, he feels it is consistent with the position the Board has taken in the past. He would like to see the town continue to pursue state and federal funding to make a roundabout a reality.

Mr. Rhoads listed the benefits of the project: the property needs rehab, stormwater improvements, looping the water main, addressing a troublesome cut-through. The traffic issue is never going to be perfect but it does need to be mitigated. Mr. Rhoads suggests dedicated funding towards the construction of a roundabout with the possibility of a sunset clause.

Atty. Spillane stated that they are committed to constructing a four way stop by Jan 1, 2021 with MassDOT and Planning Board and in the meantime, if a roundabout is ever approved, the funds that were to be used for the four way stop will then be used towards the roundabout.

Mr. Saletin stated that they would be prepared to make a contribution towards the construction costs but a number needs to be determined. They will add striping and lane demarcation at Foxborough Boulevard and their site even if MassDOT doesn't allow the four way stop or the roundabout.

The Board also suggested signage on Copeland or a pavement rumble area to further reduce the speed at the intersection.

Mr. Saletin stated that they would commit to \$75,000 towards roundabout construction and engineering costs and will have the engineering to the DOT by June 30, 2016.

Town Manager Bill Keegan commented that this project has a lot of work being put into it and it will be good for the town both economic wise and tax wise and it is important to see it through. He feels that the roundabout would be the best solution but it needs to be determined how it can be done, it shouldn't be all on the developer as there is state owned land involved too. Mr. Keegan has spoken with both the State Representative and the State Economic Development Secretary about this. The design is an important part of the roundabout, it's easier to advocate for state funds with a plan. The interim improvements are also important.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Greene. The motion carried 5-0-0.

A motion to approve the Site Plan for Forbes Crossing, 369 Central Street, as amended to include that the roundabout be applied for with MassDOT no later than June 30, 2016 with a full design being completed by June 30, 2017 and with \$75,000 to be contributed towards the construction of the roundabout was made by Mr. Greene and seconded by Mr. Bresse. The motion carried 4-1-0 with Mr. Grieder opposed.

A motion to approve the Special Permit for Forbes Crossing, 369 Central Street was made by Mr. Bresse and seconded by Mr. Greene. The motion carried 4-1-0 with Mr. Grieder opposed.

Planning Board Members

Bill Grieder has submitted his resignation to the Board and tonight is his last meeting. Senator Timilty has prepared a State Citation for Mr. Grieder which was read into the record. The Board members will surely miss his participation at future hearings and wished him well in his retirement.

Mr. Whitehouse will need to be appointed as a full member of the Board at a joint meeting with the Board of Selectmen.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Diana Gray

Approved by: John B. Rhoads

Date: 4/14/2016